

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 RAMSGATE CRESCENT TRUGANINA VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 FRENCH STREET TRUGANINA VIC 3029	\$610,000	01-Jan-26
29 CHARTWELL AVENUE TRUGANINA VIC 3029	\$651,500	08-Oct-25
6 TOPIARY STREET TRUGANINA VIC 3029	\$625,000	28-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 January 2026



3 FRENCH STREET TRUGANINA VIC 3029

 3
  2
  1

Sold Price

^{RS}

\$610,000

Sold Date

01-Jan-26

Distance

0.87km



29 CHARTWELL AVENUE TRUGANINA VIC 3029

 3
  2
  1

Sold Price

\$651,500

Sold Date

08-Oct-25

Distance

0.21km



6 TOPIARY STREET TRUGANINA VIC 3029

 3
  2
  1

Sold Price

\$625,000

Sold Date

28-Aug-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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